

General

Six year structural warranty

12 months comprehensive maintenance program

House construction and public liability insurance covered during construction

All preliminary fees including: Local authority fees, private building certification, BSA insurance, and Portable Long Service Levy

Engineers soil test, and foundation design

Site survey and set out

Perimeter and collar termite treatment, protection and certification

Connection to underground power, water supply, storm water drains, sewerage system

Colour Scheme: Preselected - National Tiles Colour Consultants

Internal

Ceilings are 2400mm throughout

Room doors are flush panel 2040mm with doorstops

Robes to have sliding vinyl doors with white melamine shelving

Designer handles by Lane Security (Lane Caletta)

10mm Gyprock plasterboard with 90mm cove cornice throughout

Splayed mouldings to 68x12mm skirtings and 42x12mm architraves

Robes to have one shelf and hanging rail (white melamine). Pantry and specified cupboards to have 4 shelves (white melamine)

Three coat paint system throughout (sealer undercoat and two acrylic top coats on walls). Acrylic on ceiling and enamel on timber mouldings

Carpet to all bedrooms and formal living rooms and tiles to wet areas and main floors

Window coverings (vertical blinds)

Stairs to be carpeted with painted handrail

External

Acrylic render and paint to external brickwork

Pine timber frame and prefabricated roof trusses to 600 centres

Hardies cladding and FC sheeting where specified on plans

Colourbond roof, fascia and gutter - quad profile

90mm PVC paintable downpipes

Powder coated aluminium sliding windows and doors with locks

Security screens to all opening windows and doors

Front door to be 2040x820 paint grade Hume XN5

Front entry tri-lock set by Lane Security

"Slimline" single sectional overhead door in garage with auto operator, including two handsets and one wall mounted switch

Landscaping: Gardens beds, plants, mulch, edging, turf, gravel as per approved landscaping plan

Letter box pillar (combined at front), clothesline, and TV Antenna

Boundary fences with access gates where necessary

Designer Tiles to porch and patio

Sustainability

Energy efficiency: equal to 6 star rating

Electric 250L HWS

60mm anticon blanket under roof sheets

Reflective foil sarking wrap to external walls

energy efficient lighting - skylights in landing areas on first floor

Air Condition - refer electrical

Kitchen, Bath, Ensuite, Ldy

Fully lined, modular, custom cabinets with laminate doors and draws

20mm Caesar Stone bench tops

Kitchen Appliances:

600mm glass ceramic cooktop

600mm slide out rangehood

600mm stainless steel wall oven

600mm stainless steel dishwasher

1.75 Stainless steel kitchen sink

Kitchen: Tiled Splash back up to 600mm from top of bench top

Framed timber bulkheads and overhead cupboards

Mixer Tap ware, Semi - recessed Vanity basins

Close coupled toilet suites, 1525mm Bath

Chrome look towel rails, toilet roll holders and Rail Shower

Chrome look frames shower screens with pivot door and clear laminated glass

Frameless mirror to width of cabinetry

Tiles to floor, 100mm skirting, 400mm bath splash, 2000mm shower walls

Electrical

Single phase power, circuit breakers and safety switch units to meter box

Double power points throughout with 100mm LED downlights, 1 x external spot light

Smoke detectors hard wired with battery backup

Exhaust fans fitted to wet areas

Allowance for 2 tv points and one phone point with wall plate NBN compliance (if required)

Ceilings fan/light to bedrooms and living,

Split system, reverse cycle air conditioning to living area (5kw) and master (2.5kw)